

GREENSBORO MINIMUM HOUSING STANDARDS COMMISSION

Regular Meeting

Tuesday July 11, 2006

1:39 p.m.

The Regular Meeting of the Greensboro Minimum Housing Standards Commission was held on Tuesday, July 11, 2006 at 1:32 p.m. in the Council Chamber, Melvin Municipal Office Building.

The following members were present:

Charles Assenco, Chair
Larry Standley
Andrew Courts
Cynthia Williams
Allen McDavid
Wayne Stutts

Also present were:

Lori Loosemore, Building Inspections Team Leader
Becky Jo Peterson-Buie, Counsel for the Commission
Mike Williams, Counsel for the Commission
Wanda Hovander, Inspector
Chris Jones, Inspector
Brad Tolbert, Inspector
Ron Parker, Inspector
Roddy Covington, Inspector

Chair Assenco called the meeting to order and welcomed all in attendance.

1. APPROVAL OF THE MINUTES OF THE LAST MEETING.

The minutes of the June 13, 2006 minutes were approved by unanimous vote.

CHANGES IN AGENDA:

Inspector Loosemore advised that the following items would be deleted from the agenda: Item 5, 2403 Everitt Street, pulled for lack of service; Item 6, 2108 Lutheran Street, repaired by the owner; Item 7, 3512 Murchie Lane, repaired by the owner; Item 8, 927 Pearson Street, pull for lack of service; Item 9, 1726 Phillips Avenue, pull and add to August meeting; Item 10, 1009 Pichard Street, repaired by owner; Item 11, 1400 Pichard Street, pulled, lack of service; Item 16, 2100 Martin Luther King Jr Dr, pulled, lack of service and Item 17, 2101 Martin Luther King Jr Dr, pulled lack of service.

STAFF AND WITNESSES SWORN OR AFFIRMED:

Staff as well as anyone who wished to speak to any item on the agenda was sworn or affirmed. Chair Assenco said should anyone else decide to speak, they could be sworn in at that time.

2. 919 PEARSON STREET (30-5-7) CELESTINE L. SIMMONS, OWNER – IN THE MATTER OF ORDER TO REPAIR OR DEMOLISH STRUCTURE. INSPECTORS NALL & TOLBERT. (60-DAY EXTENSION)

Inspector Loosemore stated that this property was first inspected November 3, 2005, a hearing was heard January 31, 2006 and the Order to repair expired February 20, 2006. There are twenty-seven (27) violations of the Minimum Housing Code. All parties in interest have been notified in this action. The tax value of the property is \$29,300. Staff is requesting that this property be either repaired or demolished. The violations are as follows: bathroom door missing; bedroom door missing; broken glass pane; door inadequately screened; electrical power is not on at the time of the inspection and must be checked before final approval; entrance door lock missing; entrance door weather permeable; floors not level; holes in the ceiling; holes in the interior wall partitions; make windows operable; missing smoke detector; repair or replace porch floor, cabinets; rotted boards on exterior wall; rotted porch post rails and guards; rotten roof sheathing; rotted flooring; unclean and unsanitary ceiling, fixtures, floor, walls; untreated deteriorative surface; walls around tub to be impervious to water; window sills rotten; and windows inadequately screened.

Counsel Williams asked if the video tape recording fairly and accurately represented the current condition of the property and the Inspector stated that it does. He asked if any persons with an interest in the property had received notification, Inspector Loosemore stated that they did.

Chair Assenco asked if there was anyone who wished to speak on this property.

Celestine Simmons, 612 Martin Luther King, Jr. Drive, was sworn in and presented a plan of action for the property. She stated that there was a very large tree that was causing damages to the roofing but that has now been taken down and work should start progressing very quickly. She has received the permit and the electricity is now on. She is still working with HCD on the lead based paint project.

After some discussion Mr. Standley moved that this item be continued for 60 days, seconded by Mr. Courts. The Commission voted 6-0 in favor of the motion. (Ayes: Assenco, Courts, McDavid, Stutts and Standley, Williams. Nays: None.)

3. 1114 VIRGINIA STREET (43-5-11) – HADSELL W. RICH, OWNER – IN THE MATTER OF ORDER TO REPAIR OR DEMOLISH STRUCTURE. INSPECTORS LOOSEMORE & COVINGTON. CONTINUED FROM 5/9/06 MEETING. (TURNED BACK TO INSPECTOR)

Inspector Loosemore stated that Inspector Chris Jones wished to speak on this matter. She also stated that the property owner came by the office and asked that she relay some information to the Commission. He feels that the work is 90% completed. A video tape recording was shown to the Commission for their review.

Counsel Williams asked if the video tape recording was a fair and accurate representation of the current condition of the property, Inspector Loosemore stated that it was and that all property owners or persons with interest in this property were notified of all Orders, Notices and Complaints relevant to this matter.

Inspector Jones stated that he had issued a stop work order on the project dealing with the garage as the ceiling joists were being replaced without a permit. He feels that the owner is trying to get this work done and suggested that this matter be turned back to the Inspections Department to allow the property owner to get the proper permits. He concurred that the work is about 90% completed.

Mr. Standley moved that this item be turned back to the Inspector, seconded by Ms. Williams. The Commission voted 6-0 in favor of the motion. (Ayes: Assenco, Courts, McDavid, Stutts and Standley, Williams. Nays: None.)

4. 822 S. BENBOW ROAD - (71-13-15) – WILLIE MAE HALL C/O CLARENCE MATTUCKS, OWNER. IN THE MATTER OF ORDER TO REPAIR OR DEMOLISH STRUCTURE. INSPECTORS LOOSEMORE & TOLBERT. (PULLED FROM AGENDA FOR MORE INFORMATION)

Inspector Loosemore stated that this property was first inspected on January 20, 2005 the hearing was held on March 28, 2006 and the Order expired April 23, 2006. The tax value of the property is \$ 71,300. A video tape recording was shown to the Commission.

Counsel Williams asked if the video tape recording is a fair and accurate representation of the current condition of the property, if all the property owners or persons in interest received all Notices, Orders or Complaints issued by the Inspection Department; if there were more than five (5) separate types of violations of any of the Minimum Housing Standards; Inspector Loosemore was in agreement with all the previous statements.

Chair Assenco asked if there was anyone present wishing to speak on this matter.

Clarence Mattucks, attorney from High Point, NC, representing the estate of Ms. Hall as she is in a nursing home and has been declared incompetent. He is the guardian of the estate and is trying to determine what to do with the property and how to handle it. He reported that there was also some confusion about the date of the letters he had received concerning this matter. He hopes to sell the property in the very near future.

In response to a question by the Chair, Inspector Chris Jones stated that he did not feel that this property is dangerous to the public now that it has been boarded up. There were some vagrants getting into the property, but boarding it up seems to have stopped that activity.

Everett Dual, a neighbor of this property, was previously sworn in and stated that wished to offer their help in renovating this property. He would contact the attorney in this matter.

After some discussion it was determined that this matter should be pulled for further information. Mr. McDavid moved to delete this item, seconded by Ms. Williams. The Commission voted 6-0 in favor of the motion. (Ayes: Assenco, Courts, McDavid, Stutts and Standley, Williams. Nays: None.)

- 5. 2403 EVERITT STREET (203-10-1) – VICKIE MATSAKIDES, OWNER – IN THE MATTER OF UNFIT BUILDING VACATED AND CLOSED FOR ONE YEAR OR LONGER. INSPECTORS LOOSEMORE & JONES. (DELETED)**
- 6. 2108 LUTHERAN STREET (126-2-5) – GEORGE A. LAWSON, OWNER – IN THE MATTER OF ORDER TO REPAIR OR DEMOLISH STRUCTURE. INSPECTORS LOOSEMORE & TOLBERT. (DELETED)**
- 7. 3512 MURCHIE LANE (426-25-14) – ELIUM & ASSOCIATES, INC., OWNER – IN THE MATTER OF UNFIT BUILDING VACATED AND CLOSED FOR ONE YEAR OR LONGER. INSPECTOR LOOSEMORE. (DELETE)**
- 8. 927 PEARSON STREET (30-5-5) – MIKHAIL POPLAVSKY, OWNER – IN THE MATTER OF ORDER TO REPAIR OR DEMOLISH STRUCTURE. INSPECTORS LOOSEMORE & TOLBERT. (DELETED)**
- 9. 1726 PHILLIPS AVENUE (180-2-2) – HAROLD A. ROBINSON, OWNER – IN THE MATTER OF BUILDING VACATED OR CLOSED FOR ONE YEAR OR LONGER. INSPECTOR LOOSEMORE. (DELETED)**

10. **1009 PICHARD STREET (130-15-7) – TIMOTHY L. HATCHER, OWNER – IN THE MATTER OF BUILDING VACATED OR CLOSED FOR ONE YEAR OR LONGER. INSPECTORS LOOSEMORE & JONES. (DELETED)**
11. **1400 PICHARD STREET (134-7-2) – PAUL T. BANKS, OWNER – IN THE MATTER OF UNFIT BUILDING VACATED AND CLOSED. INSPECTORS LOOSEMORE & TOLBERT. (DELETED)**
12. **2303 PONDEROSA DRIVE (496-3-19) – ROBERT E. HELMS, OWNER – IN THE MATTER OF UNFIT BUILDING VACATED AND CLOSED FOR ONE YEAR OR LONGER. INSPECTORS LOOSEMORE & JONES. (INSPECTOR UPHELD – ORDER TO DEMOLISH)**

Inspector Loosemore stated that this property was first inspected on January 21, 2005, a hearing was held on March 2, 2005 and an Order to repair or demolish was issued at that time. That Order expired April 1, 2005. The tax value of the property is \$ 42,700.

Counsel Williams asked if the video being shown was an accurate representation of the current condition of the property; if the property owners and all parties in interest have received the Notice; if there has been any contact with the property owner; based on the inspection of the property, if it was her opinion that the property owner has abandoned the intent and purpose to repair, alter or improve the dwelling in order to render it fit for human habitation; if the property continues in its present state, it would continue to deteriorate and would be inimical to the health, safety, morals and welfare of the municipality and that the dwelling will continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area; would render unavailable property and a dwelling which otherwise might be made available to ease the persistent shortage of decent and affordable housing in this state. Inspector Loosemore agreed with all questions asked by Counsel.

Inspector Chris Jones stated that the house was boarded except for the rear of the house and he thinks there was a complaint by the police department at some time in the past about vagrants.

Chair Assenco asked if there was anyone present to speak on this property.

Robert Helms, 518 E. Montcastle Drive, was sworn in and stated that this house is in such bad shape because of the previous tenants. There is a person that lives in the neighborhood that has gotten into the house on several occasions and done a lot of damage to the interior. They have requested help from law enforcement to keep this person out of the house, but there has not been much done about it so far. They hope to finish the work and put it back on the market, but because of this individual that keeps breaking in, they are hesitant to do and further work on it.

In response to a request by the Chair, Inspector Loosemore stated the violations are as follows: broken glass panes; cover plate cracked, missing or loose; doors inadequately screened; electrical receptacle painted over; holes in the interior wall partitions; inoperable plumbing fixtures; inoperable smoke detector; loose floor covering; open ground in electrical outlets; unclean and unsanitary floors, walls; weather permeable windows; and windows inadequately screened. There is an estimate to repair at \$5,000.

In response to questions, Mr. Helms stated that they plan to fix the house immediately, but hesitate to do so because of the person that is breaking in to the house. He feels that they would be wasting their time and money if this person is not stopped. They have asked for help in securing this property by the police department and have not received any help. They were almost finished with all the repairs when it was broken into and this person caused a lot of additional damage to the property, by knocking holes in the kitchen walls, stopping up the kitchen sink, cabinet doors were torn off and the kitchen door was destroyed.

Mr. Standley moved to uphold the Inspector and an Order to Demolish be entered, seconded by Mr. Courts. The Commission voted 6-0 in favor of the motion. (Ayes: Assenco, Courts, McDavid, Stutts, Standley, Williams. Nays: None.)

Chair Assenco stated that the property involved in this matter is located at 2303 Ponderosa Drive. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices or Orders issued in this matter in compliance with the law. The property in question was vacated or closed at least one year ago. The property owner has abandoned the intent and purpose to repair the dwelling to render it fit for human habitation. The continuation of the dwelling in its vacated and closed state is detrimental to the health, safety, morals and welfare of the people within the City of Greensboro, because the dwelling will continue to deteriorate, will create a fire and safety hazard, constitute a threat to children and vagrants, attract persons intent on criminal activities, cause or contribute to blight and the deterioration of property values within the area and render unavailable property and a dwelling that can be made available to ease the persistent shortage of decent and affordable housing within the jurisdiction of this Commission.

Based upon the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the property owner will be allowed ninety (90) days from today to repair or demolish and remove the dwelling. If the owner does not make the necessary repairs to correct existing violations within ninety (90) days, the Building Inspector shall proceed with the demolition and removal of the dwelling.

Therefore, it is **Ordered, Resolved and Decreed** by vote of this Commission that: the owner shall repair or demolish said dwelling by October 9, 2006. That upon the failure of said property to be in full compliance with the Minimum Housing Code by October 9, 2006, the Building Inspector is hereby ordered to proceed with the demolition and removal of the dwelling.

13. 2012 SHARONBROOK DRIVE (293-5-10) – EMMANUEL A.G. AGAPION, OWNER – IN THE MATTER OF UNFIT BUILDING VACATED OR CLOSED FOR ONE YEAR OR LONGER. INSPECTORS LOOSEMORE & PARKER. (INSPECTOR UPHELD – ORDER TO DEMOLISH)

Inspector Loosemore stated this property was first inspected on December 16, 2004, a hearing was held January 25, 2005, and the Order expired June 23, 2005. The estimated tax value of the property is \$ 52,200. A video tape recording was shown to the Commission.

Counsel Williams asked if the video being shown was an accurate representation of the current condition of the property; if the property owners and all parties in interest have received the Notice; if there has been any contact with the property owner; based on the inspection of the property, if it was his opinion that the property owner has abandoned the intent and purpose to repair, alter or improve the dwelling in order to render it fit for human habitation; if the property continues in its present state, it would continue to deteriorate and would be inimical to the health, safety, morals and welfare of the municipality and that the dwelling will continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area; would render unavailable property and a dwelling which otherwise might be made available to ease the persistent shortage of decent and affordable housing in this state. Inspector Parker agreed with all questions asked by Counsel, he did not know if there were children in the area, if the police have received complaints about the property or if there are vagrants on the property.

Chair Assenco asked if there was anyone present wishing to speak on this matter and no one came forward.

In response to questions by Chair Assenco, Inspector Loosemore stated that the violations are as follows: electrical power was not on at time of inspection; there are holes in the roof covering; windows need to be made operable; roof covering rated less than Class C and windows inadequately screened.

Mr. Standley moved to uphold the Inspector and an Order to Demolish be entered, seconded by Ms. Williams. The Commission voted 6-0 in favor of the motion. (Ayes: Assenco, Courts, McDavid, Stutts, Standley, Williams. Nays: None.)

Chair Assenco stated that the property involved in this matter is located at 2012 Sharonbrook Drive. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices or Orders issued in this matter in compliance with the law. The property in question was vacated or closed at least one year ago. The property owner has abandoned the intent and purpose to repair the dwelling to render it fit for human habitation. The continuation of the dwelling in its vacated and closed state is detrimental to the health, safety, morals and welfare of the people within the City of Greensboro, because the dwelling will continue to deteriorate, will create a fire and safety hazard, constitute a threat to children and vagrants, attract persons intent on criminal activities, cause or contribute to blight and the deterioration of property values within the area and render unavailable property and a dwelling that can be made available to ease the persistent shortage of decent and affordable housing within the jurisdiction of this Commission.

Based upon the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the property owner will be allowed ninety (90) days from today to repair or demolish and remove the dwelling. If the owner does not make the necessary repairs to correct existing violations within ninety (90) days, the Building Inspector shall proceed with the demolition and removal of the dwelling.

Therefore, it is **Ordered, Resolved and Decreed** by vote of this Commission that: the owner shall repair or demolish said dwelling by October 9, 2006. That upon the failure of said property to be in full compliance with the Minimum Housing Code by October 9, 2006, the Building Inspector is hereby ordered to proceed with the demolition and removal of the dwelling.

14. 2508 WESTBROOK STREET (157-5-66) – IRENE PALAMARIS, OWNER – IN THE MATTER OF UNFIT BUILDING VACATED AND CLOSED ONE YEAR OR LONGER. INSPECTORS LOOSEMORE & HOVANDER. (INSPECTOR UPHELD – ORDER TO DEMOLISH)

Inspector Loosemore stated these properties were first inspected on September 28, 2004, a hearing was held on December 6, 2004 and an Order was issued at that time. That Order expired on January 10, 2005.

Counsel Williams asked if the video being shown was an accurate representation of the current condition of the properties; if the property owners and all parties in interest have received the Notice; if there has been any contact with the property owner; based on the inspection of the property, if it was her opinion that the property owner has abandoned the intent and purpose to repair, alter or improve the dwelling in order to render it fit for human habitation; if the property continues in its present state, it would continue to deteriorate and would be inimical to the health, safety, morals and welfare of the municipality and that the dwelling will continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area. Inspector Loosemore agreed with all questions asked by Counsel.

In response to questions, Inspector Hovander stated that she is unaware of any complaints by the police department and there are children and vagrants in the immediate area. When visiting the property today the back door had been pushed open and there was evidence that someone has been

sleeping in the house as there was a cot set up in one of the rooms. The owner has been issued a 48-hour Notice to secure the property.

Chair Assenco asked if there was anyone present wishing to speak on this matter.

Chair Assenco asked what the violations are for this property. Inspector Loosemore stated the violations are as follows: broken glass pane; the water was not on at the time of the inspection; plumbing would need to be checked; doors inadequately screened; no power on at time of inspection, so power would need to be checked before issuing a CO; entrance door weather permeable; exit doors difficult to operate; garbage/refuse handling, inadequate; heating system unworkable; holes in interior wall partitions; inoperable plumbing fixture; insufficiently treated deteriorative surface; windows inoperable; missing guard railings where porch and terrace entrance is more than 54" above grade; missing handrails on porch stairs and steps where it is more than 54" above grade; missing smoke detector; privacy lock missing from required interior door; rotted boards on exterior wall; unclean and unsanitary ceilings, fixtures, floor; weather permeable windows; window sills rotten and windows inadequately screened.

Mr. Standley moved to uphold the Inspector and an Order to Demolish be entered, seconded by Ms. Williams. The Commission voted 6-0 in favor of the motion. (Ayes: Assenco, Courts, McDavid, Stutts, Standley, Williams. Nays: None.)

Chair Assenco stated that the properties involved in this matter is located at 2508 Westbrook Street. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices or Orders issued in this matter in compliance with the law. The property in question was vacated or closed at lease one year ago. The property owner has abandoned the intent and purpose to repair the dwelling to render it fit for human habitation. The continuation of the dwelling in its vacated and closed state is detrimental to the health, safety, morals and welfare of the people within the City of Greensboro, because the dwelling will continue to deteriorate, will create a fire and safety hazard, constitute a threat to children and vagrants, attract persons intent on criminal activities, cause or contribute to blight and the deterioration of property values within the area and render unavailable property and a dwelling that can be made available to ease the persistent shortage of decent and affordable housing within the jurisdiction of this Commission.

Based upon the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the property owner will be allowed 90 days from today to repair or demolish and remove the dwelling. If the owner does not make the necessary repairs to correct the existing violations within ninety (90) days, the Inspector shall proceed with the demolition and removal of the dwelling.

Therefore, it is **Ordered, Resolved and Decreed** by vote of this Commission that: the owner shall repair or demolish said dwelling by **October 9th, 2006**. That upon the failure of said property to be in full compliance with the Minimum Housing Code by **October 9th, 2006**, the Building Inspector is hereby ordered to proceed with the demolition and removal of the dwelling.

15. 1112 WILLOWBROOK STREET, UNITS A & B (171-5-4) CYNTHIA SMITH, OWNER – IN THE MATTER OF ORDER TO REPAIR OR DEMOLISH STRUCTURE. INSPECTORS LOOSEMORE & HOVANDER, – (INSPECTOR UPHELD – ORDER TO DEMOLISH ENTERED)

Inspector Loosemore stated that the first inspection on this property was July 19, 2005, a hearing was held on April 24, 2006 and the Order expired on May 31, 2006.

Counsel Williams asked if the video being shown was an accurate representation of the current condition of the properties; if the property owners and all parties in interest have received the Notice; if there has been any contact with the property owner; based on the inspection of the property, if it was

her opinion that the property owner has abandoned the intent and purpose to repair, alter or improve the dwelling in order to render it fit for human habitation; if the property continues in its present state, it would continue to deteriorate and would be inimical to the health, safety, morals and welfare of the municipality and that the dwelling will continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area.

Inspector Loosemore agreed with all questions asked by Counsel and stated that the violations for Unit A are as follows: No water on at time of inspection, so plumbing would have to be checked; crawl space needs to be repaired or replaced; doors inadequately screened; power was not on at time of inspection; exit doors difficult to operate; heating system unworkable; inoperable plumbing fixture; insect/pest/rodent infestation present; insufficiently treated deteriorative surface; make windows operable; missing smoke detector; unclean/unsanitary ceilings, fixtures, floor, walls; water line broken or leaking; weather permeable window and windows inadequately screened. For Unit B, the violations are as follows: insufficiently treated deteriorative surface was the only thing listed.

In response to questions, Inspector Hovander stated that the units are really not that bad and they seem to be structurally sound. They have just been neglected and not maintained. They property next door has been remodeled and refurbished. There have been complaints from residents of the neighborhood. The owner's brother does come and mow the grass. He does not have the funds or the authority to do any work to the structures.

Chair Assenco asked if there was anyone present wishing to speak on this matter and no one came forward.

Mr. McDavid moved to uphold the Inspector and an Order to demolish be entered, seconded by Ms. Williams. The Commission voted 6-0 in favor of the motion. (Ayes: Assenco, Courts, McDavid. Stutts, Standley, Williams. Nays: None.)

Chair Assenco stated that the properties involved in this matter is located at 1112 Willowbrook Street, A & B. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices or Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five (5) violations of the Minimum Housing Code standards. The continuation of the dwelling in its current condition is detrimental to the health, safety, morals and welfare of the people within the City of Greensboro and is unfit for human habitation.

Based upon the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation. The Order of the Inspector is proper in all respects.

Therefore, it is **Ordered, Resolved and Decreed** by vote of this Commission that: the Order of the Inspector is upheld, this **11th day of July, 2006**.

16. **2100 MARTIN LUTHER KING, JR. DRIVE (107-4-1) – CARLA PRICE CARTER, EXECUTRIX – IN THE MATTER OF ORDER TO REPAIR OR OTHERWISE DEMOLISH STRUCTURE. INSPECTORS JONES & REGISTER. (DELETED)**
17. **2101 MARTIN LUTHER KING JR. DRIVE (107-5-010) PIEDMONT DEVELOPMENT CORP., OWNER – IN THE MATTER OF ORDER TO REPAIR OR DEMOLISH STRUCTURE. INSPECTORS JONES & JONES. (DELETED)**

18. 910 MEADOWOOD STREET (334-5-2) – HENG Q. ZHOU, OWNER – IN THE MATTER OF ORDER TO REPAIR OR OTHERWISE DEMOLISH STRUCTURE. INSPECTORS JONES & REGISTER. (CONTINUED 30 DAYS)

Inspector Register stated that this property is on the corner of Cox Avenue and Meadowood Street across the street from Fire Station # 16, just off West Wendover Avenue and north of the Costco Shopping Center. The basis for this issue is the gray building seen on the video, which is a pre-fabricated metal garage that was attached to the house and another building that was stick built in a sub-standard manner at the rear of the property. There is a matter of Chapter 11 of the Greensboro Ordinance in regard to hazardous to life safety arising from sub-standard construction, not in compliance with the Building Code. This location has been the subject of repeated complaints and violations arising from zoning violations and Building Code violations. In November of 2004, a Stop Work Notice was posted on two detached, pre-fabricated metal carports that were being put up in the back yard with no permits. The combined size of the two detached buildings was greater than what the zoning ordinance allowed on residential lots. The owner took those structures down and stored the materials on the site and got a different carport contractor to build some new carports, and took out a permit for one detached and one attached carport. On December 3, 2004, that permit was issued and that permit came up on the delinquent permits list several months later and in May 2005 he observed that the construction was complete and the sides on the carport had been closed in, which makes them garages. The one attached to the house, then becomes an attached garage which has to meet higher standards than a carport. He met with the owner on May 17th 2005, and inspected the work and explained the differences between the carport and the garage and some requirements that need to be met. It is an alternative method of construction which required an engineer's design and/or manufacturer's recommendations and instructions for installation, none of which the owner was able to produce. This creates a situation where there is an attached garage without the required fire separation between the garage and the house. Windows open directly from the house into the garage and there is absent a moisture barrier underneath the concrete slab, the structural attachment to the house is very questionable as to whether it was ever intended to be used that way and creates problems with the way flashes in and connects to the roof. There are also problems with soffit ventilation can result in a flat-roof house from this type of construction. The owner was notified, by letter, on May 26, 2005 of the problems and he was asked to take appropriate steps to deal with the problems. To date, those steps have not been addressed. A Complaint and Notice of hearing was issued in October 2005, a hearing was held and there was a service problem with that Complaint and Notice and it became necessary to issue a 2nd Complaint and Notice in April 2006. An Order to repair or demolish was issued for the attached garage and the substandard structure at the rear of the property line by July 3rd 2006. No action has been taken by the owner at this time. In addition to the life safety hazards arising from the substandard construction, it is also felt that the shed at the rear of the property is located illegally within a setback and in violation of the Zoning Ordinance. The Commission is asked to uphold the Inspector in this matter.

Counsel Williams asked the Inspector if the video tape recording represented the current condition of the property; if the property owner and parties in interest in this property were notified by Complaints, Notices and Orders issued by the Inspections Department; and if there are more than five (5) separate violations for this property; Inspector Register agreed with all questions by Counsel and also answered further questions by the Commission members.

Barry Levine, Zoning Department, was sworn in and stated that a phone call was received from a City Council member about this property who indicated it was felt that this residence was being used as a commercial location. He visited the property and could not get anyone to answer the door, there were a lot of building materials around the property and he sent a Notice of Violation to the owner of the property. He also noticed that the fence was in violation and sent Notice of Violation for that. The property owner paid several fines and he spoke with him and cut the fence back, since then, the fence got reconstructed but it has been cut back again. He also noticed more than one commercial vehicle exceeding 30 feet and sent a Notice of Violation concerning that. He is still sending fines on that matter because he is still in violation. There is extensive outside storage of materials which is in violation.

He pointed out that there is also a dog shed at the rear that is in violation.

Chair Assenco asked if there was anyone present wishing to speak on this matter.

Amanda Willis, P. O. 9593, Greensboro, NC, attorney representing the property owner, was sworn in and stated that she feels is here to discuss the matter of the pre-fabricated structure that was added in 2004. She has been contacted by an associate of the property owner and was asked to find an engineer or architect to assist in this matter. She pointed out that her client is responding to the issues with regard to the structures that he contends are not attached. Her client is willing to make the necessary repairs and remedial steps to add a fire wall, to provide the structural information either from the engineer or from the manufacturing company that built the unit. She does not feel it was his intention for the building to be close to the residence. The owner hired someone else to do the installation.

After much discussion Mr. Standley moved that this item be continued for 30 days to obtain more information, seconded by Mr. Courts. The Commission voted 6-0 in favor of the motion. (Ayes: Assenco, Courts, McDavid, Stutts, Standley, Williams. Nays: None.)

19. 209 N. DUDLEY STREET– MARIAM BURROWS, OWNER – ORDER TO DEMOLISH PREVIOUSLY ENTERED. (ORDER RESCINDED)

Counsel Williams requested that the Order on this property be rescinded.

Mr. Standley moved that the Order be rescinded, seconded by Mr. Courts. The Commission voted 6-0 in favor of the motion. (Ayes: Assenco, Courts, McDavid, Standley, Stutts, Williams. Nays: None.)

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There being no further business before the Commission, the meeting was adjourned at 3:28 p.m.

Respectfully submitted,

Charles Assenco, Chair
Greensboro Minimum Housing Standards Commission

CA/jd